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**S-4420**  
**COMMERCE PLACE, PH 2, SEC 3, REPLAT OF LOT 6**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**October 31, 2013**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner who is also the property owner, Target Corporation, represented by Troy Brown, Target Store Regional Manager, Paul Schroeder of Westwood Professional Services and Carl Krause of Krause Surveying, is seeking primary approval of a 2-lot replat of an existing commercial lot on 13.96 acres, located on the north side of South Street and the west side of Shenandoah Drive, Lafayette, Fairfield 23 (SW) 23-4.

**AREA ZONING PATTERNS:**

The site is zoned GB, General Business as is surrounding property except for land adjacent to the north, which is zoned R3 (Multi-family Residential); land adjacent to the west which is zoned I3 (Industrial) and land to the south across South Street which is also zoned I3.

As a replat of an existing GB-zoned subdivision lot, there are no limits on the number of land divisions possible.

**AREA LAND USE PATTERNS:**

Proposed Lot 1 is 13.40 acres in area and has a Target store and its associated parking lot; proposed Lot 2 is much smaller (0.56 acres) and is unimproved except for parking spaces. Lot 2 has a CVS drugstore to the east and Fifth/Third Bank to the west.

A mix of industrial and commercial uses exists to the west of Target; Caterpillar is to the south. To the east across Shenandoah are mostly commercial uses with a large residential area to the north.

A parking variance was heard and approved for this site by the Lafayette Board of Zoning Appeals at its October meeting (Case #2013-15). The variance allowed for a reduction in the number of required parking spaces for the existing Target store equal to the number of spaces found on proposed Lot 2.

**TRAFFIC AND TRANSPORTATION:**

South Street (formerly SR 26 E) is classified as an urban divided primary arterial; Shenandoah is classified as an urban local road. The required right-of-way for both roads is already in place. No further dedication of right-of-way or mortgage release is needed. The "no vehicular access" statements will need to be identical to those platted on the original Commerce Place final plat.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The site is served by existing city sanitary sewer and water; no new public improvements are necessary and no new utility easements are needed. Drainage for the unimproved lot will be reviewed during the ILP (improvement location permit) process.

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks shown are correct. There are no lot width or area minimum standards for lots in the GB zone. No buffering is required on the unimproved Lot 2 since all adjacent property is also zoned GB. A 5' no-parking setback has been shown on the front and sides of Lot 2.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance(s), a "No Vehicular Access" statement shall be platted along the South Street and Shenandoah Drive right-of-way lines.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

5. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.